

MINUTE ITEM

3/31/66

28. SALE OF VACANT STATE SCHOOL LAND, HUMBOLDT COUNTY; R. H. EMMERSON & SON, APP. NO. 5549, SACRAMENTO LAND DISTRICT, S.W.O. 8198 (ORIGINAL APPLICANT, UNITED STATES PLYWOOD CORPORATION, APP. NO. 5531, SACRAMENTO LAND DISTRICT, S.W.O. 8085).

After consideration of Calendar Item 9 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT THE NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SECTION 15 AND THE NE $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SECTION 23, T. 8 N., R. 3 E., H.M. , CONTAINING 85.63 ACRES MORE OR LESS, IN HUMBOLDT COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZES THE SALE OF SAID PARCELS, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE HIGHEST QUALIFIED BIDDER, R. H. EMMERSON & SON, AT THE CASH PRICES OF \$29,280.00 AND \$53,040.00 FOR PARCELS NOS. 1 AND 2, RESPECTIVELY.

Attachment

Calendar Item 9 (5 pages)

9.

SALE OF VACANT STATE SCHOOL LAND, HUMBOLDT COUNTY; R. H. EMERSON & SON, APP. NO. 5549, SACRAMENTO LAND DISTRICT, S.W.O. 8198 (ORIGINAL APPLICANT, UNITED STATES PLYWOOD CORPORATION, APP. NO. 5531, SACRAMENTO LAND DISTRICT, S.W.O. 8085).

On February 1, 1965, an offer was received from United States Plywood Corporation of Redding, California, to purchase the following parcels:

Parcel No. 1 NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 15, T. 8 N., R. 3 E., H.M., containing 43.18 acres, more or less.

Parcel No. 2 NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 25, T. 8 N., R. 3 E., H.M., containing 42.45 acres, more or less.

Both parcels are located in Humboldt County, and contain a total of 85.63 acres more or less.

A staff appraisal indicates that the land is not suitable for cultivation without artificial irrigation, and establishes land and timber values as follows:

| <u>Parcel No. 1</u> | | <u>Appraised Value</u> |
|---|-----------------------|------------------------|
| <u>Land Value</u> - 43.18 acres | at \$25.00 per acre | \$ 1,079.50 |
| <u>Timber Value</u> - Douglas Fir, 871 M.B.F. | at \$26.00 per M.B.F. | \$22,646.00 |
| <u>Total Value</u> - 43.18 acres at \$549.45 per acre (average) | | \$23,725.25 |
| <u>Location</u> - 50 road miles northeast of Arcata. | | |
| <u>Access</u> - 40 miles of gravel county road and 10 miles of private logging road. | | |
| <u>Water</u> - No surface water on this parcel. | | |
| <u>Terrain</u> - Mountainous, with steep slope. | | |
| <u>Elevation</u> - High 3,300'; Low 2,900'. | | |
| <u>Cover</u> - A merchantable stand of Douglas Fir sawtimber, north 20 acres. Hardwood brush and grass, south 23.18 acres. | | |
| <u>Highest and Best Use</u> - Commercial timber production and limited grazing | | |

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Parcel No. 2

| | | <u>Appraised Value</u> |
|---|-----------------------|----------------------------|
| <u>Land Value</u> - 22.45 acres (Forestry Site II) | at \$30.00 per acre | \$ 673.50 |
| 20.00 acres (Forestry Site IV) | at \$20.00 per acre | \$ 400.00 |
| <u>Timber Value</u> - Douglas Fir, 1,275 M.B.F. | at \$28.00 per M.B.F. | \$35,700.00 |
| <u>Total Value</u> - 42.45 acres at \$866.28 per acre (average) | | \$36,773.59 |
| <u>Location</u> - 37 road miles northeast of Arcata. | | |
| <u>Access</u> - 10 miles of private logging road from county road. | | |
| <u>Water</u> - One small year-round spring near the east boundary. | | |
| <u>Terrain</u> - Hilly to moderate slope. | | |
| <u>Elevation</u> - High at southwest corner, 4,000'; low along north boundary, 3,500'. | | |
| <u>Cover</u> - The north and east slopes have a cover of large second-growth Douglas Fir timber. The southern slope is brush cover, mostly Oak, Manzanita and Whitethorn, with some grassy areas. | | |

Highest and Best Use - Forestry; commercial timber production.

The United States Plywood Corporation amended its offer in writing, concurring with the appraised value of both parcels in accordance with regulations. The land was advertised for sale with the stipulation that any new bids must be in excess of the appraised values of \$23,725.25 and \$36,773.59 for Parcels Nos. 1 and 2, respectively. Pursuant to advertising, the following bids were received:

| <u>Parcel</u> | <u>Application Bidder</u> | <u>Acres</u> | <u>Appraised Value</u> | <u>Bid</u> |
|---------------|--|--------------|----------------------------|-------------|
| 1 | R. H. Emmerson & Son App. 5549, S.W.O. 8198 | 43.18 m/1 | \$23,725.25 | \$29,280.00 |
| | U. S. Plywood Corp. App. 5531, S.W.O. 8085 | 43.18 m/1 | \$23,725.25 | \$23,725.25 |
| 2 | R. H. Emmerson & Son App. 5549, S.W.O. 8198 | 42.45 m/1 | \$36,773.59 | \$53,040.00 |
| | U. S. Plywood Corp. App. 5531, S.W.O. 8085 | 42.45 m/1 | \$36,773.59 | \$36,773.59 |

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All bids received were accompanied with the minimum required deposits.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SECTION 15 AND THE NE $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SECTION 23, T. 8 N., R. 3 E., H.M., CONTAINING 85.63 ACRES MORE OR LESS, IN HUMBOLDT COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
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